

NOTE: Staff prepared amendments (underlined words) as a way to improve the organization of regulations for waterfront properties facing the Bay, Hurricane Harbor and Smuggler's Cove. At this point, Staff has not recommended specific regulations.
(7/17/08); rev. 7/21/08

(3) *Docks and mooring piles.*

- a. General Regulations. No docking facility within the single family districts in the Village of Key Biscayne shall be constructed without prior written approval by the Village of Key Biscayne Building, Zoning and Planning Department. The Village reserves the right to deny such permit for any docking facility which is determined, under the criteria provided herein and by applicable law, to be detrimental to the equitable, safe, and adequate navigation of all Waterways in the Village including Biscayne Bay.
 1. All docks, davits, fenders, watercraft and mooring piles must be set back a minimum of ten feet from each side property line extended into the waterway.
 2. No mooring pile shall have a height exceeding 13 feet above NGVD (National Geodetic Vertical Datum) ~~nor extend into the waterway a distance more than 25 feet or 20 percent of the Waterway width at the point of extension, whichever is less.~~
 3. ~~All docks and mooring piles shall be constructed in accordance with Section D-5.03(2)(a) of the Dade County Public Works Manual (see diagram below). All watercraft or any portion thereof shall be docked or moored inside an area as depicted in the triangle diagramed below, and must be docked parallel to the bulkhead.~~
 4. No more than two slips shall be permitted per residence. Slip(s) which are occupied by a guest may be moored no longer than 24 hours.
 5. A tender shall not be considered as a watercraft.
 6. No dock shall project within 50 ft. of a jetty.
 7. No dock shall be within 25 ft. of a marked channel.
 8. A watercraft lift may project from a dock within the

applicable 45 or 60 degree triangle, but may not encroach the required 10 foot side yard setbacks. Lift arms may extend beyond the applicable 45 or 60 degree triangle, but shall not extend beyond the mooring piles.

9. The maximum height for a watercraft on a lift is such that the keel may be no more than five (5) inches above the Mean High Water Level.

CODIFIER DELETE TRIANGLE GRAPHIC THAT IS IN THE CURRENT CODE

- ~~4. Mooring piles and Dolphins may not extend more than 20 feet from a dock. Mooring piles and Dolphins on Biscayne Bay shall not extend more than 25 feet from the bulkhead.~~

- ~~5. No dock shall extend from a bulkhead into any canal, lake, waterway a distance greater than 10 feet, or ten percent of the width of the waterway, whichever is less.~~

10. Maximum Dock and Mooring Pile Extensions from a Property Line

- a. Canal. No dock shall extend from a property line into any canal a distance greater than 10 feet, or ten percent of the width of the waterway, whichever is less. No mooring pile shall extend from a property line into any canal a distance greater than 25 feet or 20 percent of the canal width, whichever is less. The dock, watercraft and any mooring pile shall fit within a 45 degree triangle.

CODIFIER INSERT CANAL 45 DEGREE TRIANGLE GRAPHIC

- b. Hurricane Harbor and Smuggler's Cove. No dock shall extend from a property line into Hurricane Harbor or Smuggler's Cove a distance greater than 20 feet or 10% of the waterway, whichever is less. No mooring pile shall extend from a property line into Hurricane Harbor or Smuggler's Cove a distance greater than 35 feet or 20 percent of the channel width, whichever is less. The dock, watercraft and any mooring piles shall fit within a 45 degree triangle.

CODIFIER INSERT HURRICANE HARBOR AND SMUGGLER'S COVE 45

DEGREE TRIANGLE GRAPHIC

- c. Biscayne Bay. No dock shall extend from a property line into Biscayne Bay a distance greater than 40 feet. The dock and watercraft shall fit within a triangle with 60 degree angles along the base of the triangle. The baseline of the triangle shall not exceed 100 feet. No mooring pile shall extend more than 20 feet from a dock and may not extend more than 60 feet from the property line into Biscayne Bay. Mooring piles are permitted outside of the 60 degree triangle.

CODIFIER INSERT BISCAYNE BAY 60 DEGREE TRIANGLE GRAPHIC

~~Notwithstanding the foregoing, no dock or mooring pile shall extend into Biscayne Bay a distance of more than 25 feet from the bulkhead.~~

- d. If the property line is a concave or convex arc, the projection may exceed the maximum as long as the average projection does not exceed the maximum permitted projection for the waterway.

- 611. Where the width of a waterway does not permit the placement of a dock or outer mooring pile, fender mooring piles may be placed at a distance not to exceed 18 inches from the bulkhead.